

# 31,028 pm

LYNNWOOD | LYNNWOOD ROAD | PRETORIA

 **163 m<sup>2</sup>**

LYNNWOOD | 162 SQUARE METER OFFICE TO LET | 474 LYNNWOOD ROAD | PRETORIA

LOADSHEDDING FRIENDLY!!

@Lynnwood is a highly sought after corporate building based in Lynnwood. This spacious AAA grade unit is situated on the ground floor of @Lynnwood Building on Lynnwood Road. This unit is ideal to create your own unique office space as the landlord is offering a Beneficial Occupation Period.

This 162 square meter office unit offer a welcoming reception area, a boardroom, a dedicated kitchen area, 1 open-plan office component and 3 closed offices, complete with carpet flooring. The unit has been equipped with central air-conditioning and features multiple windows that allow for ample natural light. @Lynnwood Building also offers ready-to-go fibre connections along with a back-up-generator in case of power outages as well as an entertainment area. @Lynnwood offers multiple communal areas such as male-and-female ablutions for tenants. @Lynnwood has good security provided by access-controlled entrance and exit points and on-site security.

**Gross Monthly Rental** R31,028 Excl Vat  
**Lease Period** 36 months  
**Available From** Immediately

|                                 |            |                         |     |
|---------------------------------|------------|-------------------------|-----|
| <b>Floor Size m<sup>2</sup></b> | 163        | <b>Security</b>         | Yes |
| <b>Parking Bays</b>             | 3.0        | <b>Air Conditioning</b> | Yes |
| <b>Title</b>                    | -          | <b>Generator</b>        | -   |
| <b>Zoning</b>                   | Commercial | <b>Fibre</b>            | -   |

## CONTACT US

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